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**Assessment Completed:** 3/27/2012

**Project Description:** Dredge all cells and forebay of the Meadowbrook Pond Detention facility. Also expand the facility by excavating Approx 5500 CY in the NW corner.

**Primary Applicant:** [Stevens Greg](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

## Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Department of Planning and Development (DPD) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 221](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

## Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

### DPD Drainage Requirements

Michelle M Macias, (206) 684-3068, [michelle.macias@seattle.gov](mailto:michelle.macias@seattle.gov)

### DPD Land Use Requirements

Cheryl Phillips Mosteller, (206) 684-5048, [Cheryl.Mosteller@Seattle.Gov](mailto:Cheryl.Mosteller@Seattle.Gov)

### DPD Preapplication Site Visit Requirements

Kathleen H Wilson, (206) 233-7932, [Kathleen.Wilson@seattle.gov](mailto:Kathleen.Wilson@seattle.gov)

### Seattle City Light Requirements

Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

### Seattle Department of Transportation Requirements

Leo Kaarrekoski, [leo.kaarrekoski@seattle.com](mailto:leo.kaarrekoski@seattle.com)

### Seattle Public Utilities Requirements

Susie Larson, [susie.larson@seattle.gov](mailto:susie.larson@seattle.gov)

### Water Availability

SPU Water

Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- Overview of the permit application process: [5 Steps for a Successful DPD Application Submittal](#).
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#) Client Assistance Memos.
- [Detailed zoning information](#).
- [DPD's Checklists & Standards](#), designed to help you make sure your permit application is complete and ready for review.

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The following requirements are based on the current stormwater and side sewer codes.

Existing Public Drainage Infrastructure

- Storm drainage main location: Through center of pond
- Storm drainage main size: 72-inch diameter
- Combined sewer main size: 42-inch diameter
- Other location: KC Mainline - Through center of pond

Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Public storm drain system.

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Refer to Director's Rule 17-2009 - Stormwater Manual Vol. III - Stormwater Flow Control and Water Quality. Submit a GSI Calculator. For more information, refer to: <http://www.seattle.gov/dpd/Codes/StormwaterCode/Overview/default.asp>

Water Quality

No requirements

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at NA.

Permanent and Temporary Dewatering

Per SMC 21.16.110, the proposed project requires a separate Side Sewer Permit for Temporary Dewatering based on the following: one acre or greater of land disturbing activity. Construction is one acre or greater of land disturbing activity (NPDES Phase II Construction permit required from the Department of Ecology).

The footing drain (if part of building plan) point of discharge (DPD DR 4-2011) is located at the following:  
Other. NA

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Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

### 39TH AVE NE

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

### NE 105TH ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

### 36TH AVE NE

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

### Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Other Requirements: SEPA noted above is for conditioning only.

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PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

### ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope  
Potential slide  
Riparian management area  
Wetland  
Liquefaction  
Flood prone

### Earth Disturbance

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

### Existing ROW Conditions

#### 39TH AVE NE

Street conditions:

Chip seal  
Unimproved

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

#### NE 105TH ST

Street conditions:

Chip seal  
Unimproved

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

## 36TH AVE NE

Street conditions:

Chip seal

Unimproved

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

## Potential Impacts to Seattle Parks Property

Park within 100 LF

## Tree Protection

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

show trees in and adjacent to work areas

## Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

### Show the following on the CSC/Post Construction Soil Amendment Plan:

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

## Inspectors Notes

NE 105 St - a small section has 4 inch concrete curb. Access will be from NE 110 St - chip seal, unimproved, no curb, no CB. Meadowbrook Park is on the opposite side of 35 Ave NE. DPD on-call geotechnical engineer - 993-3697 Riparian Corridor - Ben Perkowski 684-0347 Wetlands - Seth Amrhein 684-0347 Also check Client Assistance Memo (CAM 327B), available on the DPD web site This project involves 1,200 yards of grading. A licensed engineer should prepare the plan and it should be reviewed by a geotechnical engineer.

## Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per SMC 22.804, SMC 25.09, and Directors Rule (DR) 33-2006

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)

Delineate the clearing limits on the site plan

Provide a vegetation restoration plan per SMC 25.09.320, CAM 331 and CAM 331A. **Prior to any vegetation removal in the critical area, review, approval, and a preconstruction meeting is required**

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)). Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Show 100-foot riparian management area on plans

**Note:** No construction activity is allowed in the non-disturbance buffer area and limited development is allowed in the outer portion of the riparian management areas. Refer to SMC 25.09.200 for more information.

Site appears to have areas with wetland vegetation and/or seasonal or permanent saturation; the permit application should be routed to a DPD wetland specialist for further review. Whenever development is proposed within 100 feet of a wetland, the applicant is required to submit a Wetland Site Assessment Report prepared by a qualified wetlands professional that evaluates and identifies wetlands within 100 feet of the

subject property line (see SMC 25.09.160). The method for preparing a wetland delineation report shall follow Director's Rule 19-2006, Requirements for Wetland Site Assessment Reports.

Site is mapped as liquefaction prone. Geotechnical report and/or structural calculations are required to address liquefaction potential and, if needed, mitigation (see SMC 25.09.100)

Site is located within an identified flood prone area regulated by SMC 25.09 as an ECA. The lowest floor elevation of any structure located in a flood-prone area shall be no less than 2 feet above the 100-year flood elevation. Refer to SMC 25.09.120 for the further details.

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### Notes to Applicant

Based on the information provided at this time, it does not appear that SCL has any additional requirements for construction on this project. If a new or revised electrical service is needed, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. Your Electrical Service Representative is: Dave Kylen, 206-615-0607, david.kylen@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

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Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

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### Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

### Water Availability

Your water availability assessment has been waived.

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Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your DPD intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our DPD intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).